

Overlays of the land development plan to be prepared will show approximate locations of future water and sewer line extensions. This information will be kept at the town hall.<sup>1</sup> The basic concept of extending the system follows the above statements. More efficient use of intown land may be stimulated by the presence of water and sewer facilities. The proposed lines are no smaller than six inches in diameter. All lines of smaller size in the current system should be replaced whenever the opportunity presents itself. The exact location of the lines will depend upon further engineering studies.

Siler City has and is experiencing financial strains which result from being in "the water and sewer business". The town policy was to furnish lines to all new development. This proved to be an unworkable, expensive idea with the amount of local growth during the 1950's and early 1960's. The town still has not freed itself from installing new lines and replacing inadequate facilities. More and more, contractors in other cities are now providing utilities as part of their overall cost in developing the project. Rather than share developmental costs, the town should remain apart from installation and require certain standards of line size, etc., suitable to the total system, then require the developer to deed the line to the town for maintenance. If assured that installation and materials are acceptable, the added footage will not be a hazard to the town finances and will not require many work hours of maintenance.

Under certain circumstances, the town could influence development by completing portions of the thoroughfare plan. A new link in the circulation pattern could open an area for residential development or for fuller development of scattered vacant parcels of land. For example, the proposed link between West Raleigh Street and U. S. 421 could encourage residential development and possibly a new elementary school at site number 2. The new buildings would require both water and sewer. An extension of the utilities by the project developer would provide a more complete system while creating growth in an undeveloped area within the corporate limits, thereby adding to the tax base.

### Operational and Policy Changes

With less involvement in construction of water and sewer lines, the town manpower could concentrate on upgrading other parts of the utility systems and on work with projects which have been neglected due to lack of time and manpower. This will permit the streets, parks, town property and other town services to be improved.

The total involvement of the town's public works should be at a level that illustrates progress and directs private developers to the most beneficial and profitable undeveloped sections of town from both the town's viewpoint and the developer's. Encouraging a reasonable guided progression of new construction areas will reduce many unnecessary costs which are now consuming local taxes.

The potential for change is not only physical and directly related to the land. The two preceding paragraphs hint that land development is partially dependent upon the efficiency of all local government operations. With an annual budget of half a million dollars, the town must apply its revenues to the fullest advantage. Governmental reorganization at the town hall should include the addition of a City Manager with financial and managerial experience in operating a city government: (1) a more efficient use of property, manpower, supplies and equipment would result, and (2) taxpayers would be getting a higher level of service and increased benefits from the resource base at hand.

The commissioners have attempted better reorganization within the police department recently. Although improvement is evident, the lack of basic information still exists. How many automobile accidents have taken place during June, 1968? Where did the accidents and arrests occur? Is one area of town having more accidents, arrests, break-ins, and traffic violations than a second area of comparable size and population? These and many other questions are unanswered. Records are important for the citizens as well as government officials. How else can an increase in manpower, new traffic equipment or proposed projects be valid without supporting information and evidence?

Because of this lack of information, there is a potential for change that, in the long run, will be directly related to the land development plan, the thoroughfare plan, and future government organization. Complete and comparable data must necessarily be collected, recorded and filed. The public is entitled to know; so is the Town Board. The Planning Board may want to have specific data so a logical and accurate recommendation can be made. This is true whether the data pertains to sewer extensions or the removal of unnecessary stop lights. The end result is a more efficient level of business. With an annual budget of half a million dollars, the town is a business operation.

Implementation of the proposed plans are dependent upon guiding actions coming from the town hall. Policy decisions not only must be precise but must be upheld. Unenforced ordinances are meaningless and might as well be nonexistent. Stronger ordinances are needed to give developers uniform standards of construction. A subdivision ordinance, revised zoning ordinance, building code, electrical and plumbing code will provide the community with tools for arriving at the development plan. Without an inspector to enforce the requirements, these codes and ordinances likewise will have little effect on the community. Without these desirable ordinances and adequate enforcement provisions, the probable haphazard growth in the community will be costly to the local taxpayers. The property values could show a decline while the town budget would be eaten away because of excessive maintenance and installation costs for roads and utilities.

<sup>1</sup> Future water and sewer needs are based upon information supplied by the town's Consulting Engineer, Mr. Lawrence Alley, of the firm of Alley, Williams, Clemen, and King, P. O. Box 1336, Burlington, N. C. 27216.